

# **INFORMATION REGARDING A “NOTICE TO TERMINATE TENANCY ”. DO NOT IGNORE THIS NOTICE.**

The City of Tacoma is supplying this information sheet to assist tenants with understanding a “Notice to Terminate Tenancy.” This information sheet is informative only and DOES NOT provide legal advice regarding your individual tenancy. **If you need to obtain legal advice regarding your individual tenancy, please contact the resources listed at the bottom of this page.**

## **What is a “Notice to Terminate Tenancy”?**

A landlord can choose to terminate a month-to-month tenancy without any reason. That means that a landlord does not need to provide you with a specific reason for terminating your tenancy. The landlord may simply want the premises back. Under City code, a landlord must provide tenants with sixty (60) day notice prior to terminating a residential tenancy.

## **Maintaining Your Tenancy After Receiving a “Notice to Terminate Tenancy”.**

Even when you receive a “Notice to Terminate Tenancy”, you must still follow all the terms, conditions, and rules of tenancy until you move, including paying rent on time. If you paid last month’s rent when you moved in, then contact the landlord to make sure it is being applied to your last month of occupancy.

## **Can the Landlord Evict Me Before the Terminate Date on the Notice?**

No, a landlord cannot try to evict you until the termination date listed on the notice passes if you keep up the rules of the tenancy and continue paying your rent. . However, if you do not follow the rules of the tenancy or continue paying your rent, then the landlord can provide you with a separate, shorter notice that may cause an eviction proceeding to begin before the termination date in the notice (a 3-day notice to pay rent, a 3-day notice for waste or nuisance, or a 10-day notice to comply with the rental agreement).

## **What if my Lease or Rental Agreement states that my landlord only needs to give me twenty (20) day notice?**

It depends. For leases or agreements entered into AFTER February 1, 2019, if your month-to-month tenancy is within the city limits of Tacoma, then the landlord must provide you with sixty (60) day notice before terminating your tenancy without cause. If your lease agreement was effective PRIOR to February 1, 2019, then the timeline stated in your lease or agreement would control.

## **Can I Challenge the “Notice to Terminate Tenancy”?**

Your options depend on your specific situation. There are laws that a landlord must follow, even when providing a tenant with a “notice to terminate tenancy”. If you have questions about your “notice to terminate tenancy”, or if you feel you were improperly given a “notice to terminate tenancy”, **DO NOT IGNORE THE NOTICE** and contact the resources listed below to obtain information specific to your tenancy.



# RESOURCES

## **City of Tacoma—Landlord-Tenant Program**

The Program provides information and referrals to both landlords and tenants on their rights and responsibilities according to the Washington State Residential Landlord-Tenant Act (RCW 59.18) and the Rental Housing Code (TMC 1.95). This service is free and available to both property owners and tenants within the Tacoma city limits.

Landlord-Tenant Program  
747 Market Street  
Tacoma, WA 98402

Walk-In Wednesdays  
9 AM - 1 PM  
Located in the Customer Support Center

Landlord-Tenant Coordinator  
311  
(253) 591-5000

## **TACOMAPROBONO**

Tacomaprobono provides low-income individuals with free legal advice. Do you need legal advice about a landlord-tenant problem (rental agreements, moving, deposits, repairs, eviction, etc.) or any other type of housing issue? Call the Tacomaprobono's Housing Justice Project at (253) 572-5134, or e-mail [vls@tacomaprobono.org](mailto:vls@tacomaprobono.org).

## **CLEAR**

Do you need a telephone consultation with an attorney about your legal problem? If you are outside King County, call the [CLEAR intake line](#) first. If you are deaf or hard of hearing, please call our CLEAR intake line at 1-888-201-1014 using your preferred TTY or Video relay service.

## **WASHINGTONLAWHELP.ORG**

WashingtonLawHelp is an online guide to free civil legal services for low-income persons and seniors in Washington. This website provides legal education materials and tools that provides basic information on a number of legal problems, and in some cases, detailed instructions and forms to help you represent yourself in court.

